

CDA Place Master Association

Run Date: 01/13/2023

Run Time: 11:40 AM

BALANCE SHEET As of: 12/31/2022

Assets

Account #	Account Name	Total
01004-000	GESA Money Market	\$101,907.48
01011-000	Alliance Bank - Operating	\$33,650.36
01013-000	Alliance Bank - Reserves/WC	\$160,035.94
	TOTAL ASSETS	<u>\$295,593.78</u>

Liabilities

Account #	Account Name	Total
	TOTAL LIABILITIES	\$0.00

Equity

Account #	Account Name	Total
03900-000	Retained Earnings	\$336,766.60
	Current Year Net Income/(Loss)	(\$41,172.82)
	TOTAL EQUITY	<u>\$295,593.78</u>
	TOTAL LIABILITIES AND EQUITY	<u>\$295,593.78</u>

CDA Place Master Association

Run Date: 01/13/2023

Run Time: 11:40 AM

INCOME STATEMENT

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve	26,000.00	0.00	26,000.00	26,000.00	0.00	26,000.00	0.00
Income							
05010-000 Dues - Main	14,952.42	15,832.87	(880.45)	463,221.30	468,504.96	(5,283.66)	468,504.96
05010-100 Dues - Parkside	1,320.86	1,000.00	320.86	61,404.32	59,400.00	2,004.32	59,400.00
05010-200 Dues - Sorbonne	3,414.00	5,040.00	(1,626.00)	60,263.39	59,920.00	343.39	59,920.00
05010-300 Dues - Village	1,047.22	675.00	372.22	14,455.84	13,608.00	847.84	13,608.00
05010-400 Dues - Parc Rose	3,366.20	6,600.00	(3,233.80)	79,594.04	79,200.00	394.04	79,200.00
05010-500 Dues - Soleil Parc	7,033.33	5,600.00	1,433.33	68,916.69	67,200.00	1,716.69	67,200.00
05010-600 Dues - Vigne Blanche	1,397.30	2,900.00	(1,502.70)	14,460.25	29,200.00	(14,739.75)	29,200.00
05011-000 Dues - Apartment	3,381.00	6,141.00	(2,760.00)	70,932.00	73,692.00	(2,760.00)	73,692.00
05012-000 Builder Dues - Main	621.00	1,035.00	(414.00)	15,300.00	14,490.00	810.00	14,490.00
05012-600 Builder Dues - VIG	0.00	300.00	(300.00)	5,100.00	9,900.00	(4,800.00)	9,900.00
05014-000 Transfer Fee	(1,100.00)	0.00	(1,100.00)	(300.00)	0.00	(300.00)	0.00
05020-000 Late Charges	2,680.70	750.00	1,930.70	16,881.21	9,000.00	7,881.21	9,000.00
05021-000 Late Interest	253.02	130.00	123.02	1,395.13	1,560.00	(164.87)	1,560.00
05026-000 Fine Income	117.34	300.00	(182.66)	1,749.30	3,600.00	(1,850.70)	3,600.00
05032-000 Lien Income	555.00	0.00	555.00	3,407.35	0.00	3,407.35	0.00
05045-000 Initiation Fees	150.00	0.00	150.00	700.00	0.00	700.00	0.00
05045-900 Initiation Fees -	0.00	0.00	0.00	2,850.00	2,950.00	(100.00)	2,950.00
Capital Reserves							
05050-000 Interest Income	2.04	20.00	(17.96)	68.34	80.00	(11.66)	80.00
05050-900 Interest Income -	98.10	200.00	(101.90)	984.30	800.00	184.30	800.00
Capital Reserves							
05100-000 Misc. Income	0.00	0.00	0.00	269.80	0.00	269.80	0.00
05100-200 Misc. Income - SB	0.00	0.00	0.00	140.00	180.00	(40.00)	180.00
05100-400 Misc. Income - PR	0.00	0.00	0.00	140.00	180.00	(40.00)	180.00
05100-500 Misc. Income - SOL	0.00	0.00	0.00	380.00	340.00	40.00	340.00
05100-600 Misc. Income	0.00	0.00	0.00	20.00	0.00	20.00	0.00
Total	65,289.53	46,523.87	18,765.66	908,333.26	893,804.96	14,528.30	893,804.96

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	10,198.89	8,500.00	(1,698.89)	8,500.00
06135-000 Board & Annual	0.00	0.00	0.00	191.26	110.00	(81.26)	110.00
Meetings							
06305-000 Accounting	0.00	0.00	0.00	400.00	300.00	(100.00)	300.00
06306-000 Legal	0.00	0.00	0.00	10.00	170.00	160.00	170.00
06308-000 Lien Filing Expense	0.00	0.00	0.00	2,050.00	0.00	(2,050.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	14,977.00	12,724.00	(2,253.00)	12,724.00
06330-000 Bank Charges	10.00	160.00	150.00	162.55	1,900.00	1,737.45	1,900.00
06415-000 Electricity & Gas	268.47	498.00	229.53	5,783.28	5,976.00	192.72	5,976.00
06415-100 Electricity & Gas - PK	150.00	155.00	5.00	1,883.73	1,860.00	(23.73)	1,860.00
06415-200 Electricity & Gas - SB	131.82	135.00	3.18	1,582.50	1,620.00	37.50	1,620.00
06415-300 Electricity & Gas - VL	150.97	160.00	9.03	1,949.06	1,920.00	(29.06)	1,920.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06415-400 Electricity & Gas - PR	294.68	295.00	0.32	3,533.03	3,540.00	6.97	3,540.00
06415-500 Electricity & Gas - SL	94.46	94.00	(0.46)	1,131.85	1,128.00	(3.85)	1,128.00
06415-600 Electricity & Gas - VIG	40.04	45.00	4.96	434.32	540.00	105.68	540.00
06420-000 Water	0.00	0.00	0.00	138,170.78	144,300.00	6,129.22	144,300.00
06420-100 Water - PK	0.00	0.00	0.00	922.39	1,440.00	517.61	1,440.00
06420-200 Water - SB	0.00	0.00	0.00	3,814.10	3,900.00	85.90	3,900.00
06420-400 Water - PR	0.00	0.00	0.00	5,472.20	6,800.00	1,327.80	6,800.00
06420-500 Water - SL	0.00	0.00	0.00	10,414.40	11,850.00	1,435.60	11,850.00
06420-600 Water - VIG	0.00	0.00	0.00	2,508.46	2,145.00	(363.46)	2,145.00
06590-100 Gate Operations - PK	56.42	55.00	(1.42)	817.27	1,600.00	782.73	1,600.00
06590-400 Gate Operations - PR	168.25	135.00	(33.25)	2,058.38	3,000.00	941.62	3,000.00
06590-500 Gate Operations - SL	132.59	125.00	(7.59)	2,357.26	3,036.00	678.74	3,036.00
06590-600 Gate Operations - VIG	83.90	50.00	(33.90)	379.24	395.00	15.76	395.00
06615-000 Snow Removal	3,870.00	1,000.00	(2,870.00)	11,580.00	11,000.00	(580.00)	11,000.00
06615-100 Snow Removal - PK	1,830.00	500.00	(1,330.00)	7,347.50	4,500.00	(2,847.50)	4,500.00
06615-200 Snow Removal - SB	3,170.00	0.00	(3,170.00)	10,470.00	6,000.00	(4,470.00)	6,000.00
06615-300 Snow Removal - VL	1,635.00	0.00	(1,635.00)	6,385.00	5,000.00	(1,385.00)	5,000.00
06615-400 Snow Removal - PR	1,991.73	500.00	(1,491.73)	7,506.73	5,500.00	(2,006.73)	5,500.00
06615-500 Snow Removal - SL	2,570.00	1,000.00	(1,570.00)	8,985.00	6,100.00	(2,885.00)	6,100.00
06615-600 Snow Removal - VIG	1,725.00	1,000.00	(725.00)	2,715.00	1,990.00	(725.00)	1,990.00
06620-000 Reserve Funding	26,000.00	0.00	(26,000.00)	26,000.00	0.00	(26,000.00)	0.00
06621-900 Capital Expenses	2,648.76	0.00	(2,648.76)	18,658.72	20,400.00	1,741.28	20,400.00
06626-000 Postage	261.05	150.00	(111.05)	20,900.77	13,300.00	(7,600.77)	13,300.00
06630-000 Repairs & Maint	910.00	455.00	(455.00)	10,379.69	7,305.00	(3,074.69)	7,305.00
06630-100 Repairs & Maint - PK	0.00	0.00	0.00	0.00	250.00	250.00	250.00
06630-200 Repairs & Maint - SB	110.00	52.50	(57.50)	780.00	630.00	(150.00)	630.00
06630-400 Repairs & Maint - PR	0.00	0.00	0.00	686.48	200.00	(486.48)	200.00
06630-600 Repairs & Maint - VIG	0.00	0.00	0.00	67.26	0.00	(67.26)	0.00
06631-000 Fence Repair & Maint	0.00	0.00	0.00	0.00	500.00	500.00	500.00
06631-100 Fence Repair & Maint - PK	0.00	0.00	0.00	0.00	500.00	500.00	500.00
06631-400 Fence Repair & Maint - PR	90.00	0.00	(90.00)	520.00	0.00	(520.00)	0.00
06810-000 Commons Mowing	11,600.00	5,750.00	(5,850.00)	181,700.00	161,000.00	(20,700.00)	161,000.00
06810-100 Commons Mowing - PK	0.00	1,970.80	1,970.80	33,912.00	25,449.10	(8,462.90)	25,449.10
06810-200 Commons Mowing - SB	1,500.00	735.00	(765.00)	23,715.00	19,845.00	(3,870.00)	19,845.00
06810-400 Commons Mowing - PR	0.00	1,942.40	1,942.40	30,796.00	29,336.00	(1,460.00)	29,336.00
06810-500 Commons Mowing - SL	0.00	1,067.00	1,067.00	26,416.00	25,949.00	(467.00)	25,949.00
06810-600 Commons Mowing - VIG	800.00	750.00	(50.00)	10,716.00	10,150.00	(566.00)	10,150.00
06820-000 Commons Fertilizing	0.00	0.00	0.00	20,030.00	20,400.00	370.00	20,400.00
06820-100 Commons Fertilizing - PK	0.00	0.00	0.00	3,051.00	3,231.00	180.00	3,231.00
06820-200 Commons Fertilizing	0.00	0.00	0.00	2,190.00	2,142.00	(48.00)	2,142.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
- SB							
06820-400 Commons Fertilizing - PR	0.00	0.00	0.00	2,931.00	3,228.00	297.00	3,228.00
06820-500 Commons Fertilizing - SL	0.00	0.00	0.00	2,571.00	2,832.00	261.00	2,832.00
06820-600 Commons Fertilizing - VIG	0.00	0.00	0.00	1,447.00	2,000.00	553.00	2,000.00
06830-000 Commons Turf Spray - PK	0.00	0.00	0.00	22,168.93	15,499.97	(6,668.96)	15,499.97
06830-100 Commons Turf Spray - SB	0.00	0.00	0.00	3,013.00	4,500.00	1,487.00	4,500.00
06830-200 Commons Turf Spray - PR	0.00	0.00	0.00	1,788.80	2,650.00	861.20	2,650.00
06830-400 Commons Turf Spray - SL	0.00	0.00	0.00	4,263.93	3,540.00	(723.93)	3,540.00
06830-500 Commons Turf Spray - VIG	0.00	0.00	0.00	2,316.05	2,371.70	55.65	2,371.70
06830-600 Commons Turf Spray - VIG	0.00	0.00	0.00	1,099.88	750.00	(349.88)	750.00
06843-000 Tree Program	2,860.00	0.00	(2,860.00)	27,730.15	17,870.15	(9,860.00)	17,870.15
06843-100 Tree Program - PK	0.00	0.00	0.00	375.00	2,000.00	1,625.00	2,000.00
06843-200 Tree Program - SB	0.00	0.00	0.00	5,505.50	2,000.00	(3,505.50)	2,000.00
06843-400 Tree Program - PR	0.00	0.00	0.00	4,659.67	3,350.00	(1,309.67)	3,350.00
06843-500 Tree Program - SL	0.00	0.00	0.00	1,227.60	1,700.00	472.40	1,700.00
06850-000 Flowers	0.00	0.00	0.00	2,652.99	3,578.00	925.01	3,578.00
06850-100 Flowers - PK	0.00	0.00	0.00	636.91	700.00	63.09	700.00
06860-000 Sprinkler Turn On/Off	4,360.50	0.00	(4,360.50)	8,518.50	8,518.00	(0.50)	8,518.00
06860-100 Sprinkler Turn On/Off - PK	157.50	0.00	(157.50)	315.00	315.00	0.00	315.00
06860-200 Sprinkler Turn On/Off - SB	1,305.00	0.00	(1,305.00)	1,845.00	1,566.00	(279.00)	1,566.00
06860-400 Sprinkler Turn On/Off - PR	940.50	0.00	(940.50)	2,137.50	2,137.50	0.00	2,137.50
06860-500 Sprinkler Turn On/Off - SL	0.00	0.00	0.00	1,272.35	1,272.35	0.00	1,272.35
06860-600 Sprinkler Turn On/Off - VIG	412.64	0.00	(412.64)	538.64	650.00	111.36	650.00
06880-000 Landscape Labor	589.82	0.00	(589.82)	15,279.49	24,500.00	9,220.51	24,500.00
06880-100 Landscape Labor - PK	0.00	0.00	0.00	1,851.38	1,525.00	(326.38)	1,525.00
06880-200 Landscape Labor - SB	0.00	0.00	0.00	1,616.23	2,100.00	483.77	2,100.00
06880-400 Landscape Labor - PR	111.36	0.00	(111.36)	2,292.61	4,000.00	1,707.39	4,000.00
06880-500 Landscape Labor - SL	0.00	0.00	0.00	6,980.90	4,000.00	(2,980.90)	4,000.00
06880-600 Landscape Labor - VIG	0.00	0.00	0.00	2,067.14	3,000.00	932.86	3,000.00
06890-000 Misc. Landscape	0.00	1,760.00	1,760.00	3,654.84	4,824.04	1,169.20	4,824.04
06890-100 Misc. Landscape - PK	0.00	160.00	160.00	250.00	540.00	290.00	540.00
06890-200 Misc. Landscape - SB	0.00	5,060.25	5,060.25	7,819.24	9,987.70	2,168.46	9,987.70
06890-400 Misc. Landscape - PR	0.00	0.00	0.00	1,240.00	2,800.00	1,560.00	2,800.00
06890-500 Misc. Landscape - SL	0.00	0.00	0.00	150.00	2,000.00	1,850.00	2,000.00
06890-600 Misc. Landscape - VIG	0.00	500.00	500.00	980.90	1,507.00	526.10	1,507.00
06891-000 Swale Maintenance	0.00	500.00	500.00	0.00	1,000.00	1,000.00	1,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06900-000 Web Fees	0.00	0.00	0.00	176.49	180.00	3.51	180.00
07505-000 Management Fee	8,815.00	8,730.00	(85.00)	103,195.75	102,855.00	(340.75)	102,855.00
07505-100 Management Fee - PK	330.00	330.00	0.00	3,960.00	3,960.00	0.00	3,960.00
07505-200 Management Fee - SB	672.00	672.00	0.00	8,064.00	8,064.00	0.00	8,064.00
07505-400 Management Fee - PR	528.00	528.00	0.00	6,336.00	6,336.00	0.00	6,336.00
07505-500 Management Fee - SL	448.00	448.00	0.00	5,376.00	5,376.00	0.00	5,376.00
07505-600 Management Fee - VIG	144.00	128.00	(16.00)	1,048.00	1,016.00	(32.00)	1,016.00
07508-000 Property Taxes	1,198.61	2,000.00	801.39	1,198.61	2,000.00	801.39	2,000.00
07515-000 Income Tax	0.00	0.00	0.00	244.00	188.18	(55.82)	188.18
Total	85,166.07	39,595.95	(45,570.12)	949,506.08	874,218.69	(75,287.39)	874,218.69
Net Income	(19,876.54)	6,927.92	(26,804.46)	(41,172.82)	19,586.27	(60,759.09)	19,586.27

CDA Place Master Association

Run Date: 01/13/2023

Run Time: 11:40 AM

INCOME STATEMENT

Main

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-000 Dues - Main	14,952.42	15,832.87	(880.45)	463,221.30	468,504.96	(5,283.66)	468,504.96
05011-000 Dues - Apartment	3,381.00	6,141.00	(2,760.00)	70,932.00	73,692.00	(2,760.00)	73,692.00
05012-000 Builder Dues - Main	621.00	1,035.00	(414.00)	15,300.00	14,490.00	810.00	14,490.00
05014-000 Transfer Fee	(1,100.00)	0.00	(1,100.00)	(300.00)	0.00	(300.00)	0.00
05020-000 Late Charges	2,680.70	750.00	1,930.70	16,881.21	9,000.00	7,881.21	9,000.00
05021-000 Late Interest	253.02	130.00	123.02	1,395.13	1,560.00	(164.87)	1,560.00
05026-000 Fine Income	117.34	300.00	(182.66)	1,749.30	3,600.00	(1,850.70)	3,600.00
05032-000 Lien Income	555.00	0.00	555.00	3,407.35	0.00	3,407.35	0.00
05045-000 Initiation Fees	150.00	0.00	150.00	700.00	0.00	700.00	0.00
05050-000 Interest Income	2.04	20.00	(17.96)	68.34	80.00	(11.66)	80.00
05100-000 Misc. Income	0.00	0.00	0.00	269.80	0.00	269.80	0.00
Total	21,612.52	24,208.87	(2,596.35)	573,624.43	570,926.96	2,697.47	570,926.96

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06120-000 Community Events	0.00	0.00	0.00	10,198.89	8,500.00	(1,698.89)	8,500.00
06135-000 Board & Annual Meetings	0.00	0.00	0.00	191.26	110.00	(81.26)	110.00
06305-000 Accounting	0.00	0.00	0.00	400.00	300.00	(100.00)	300.00
06306-000 Legal	0.00	0.00	0.00	10.00	170.00	160.00	170.00
06308-000 Lien Filing Expense	0.00	0.00	0.00	2,050.00	0.00	(2,050.00)	0.00
06310-000 Insurance Expense	0.00	0.00	0.00	14,977.00	12,724.00	(2,253.00)	12,724.00
06330-000 Bank Charges	10.00	160.00	150.00	162.55	1,900.00	1,737.45	1,900.00
06415-000 Electricity & Gas	268.47	498.00	229.53	5,783.28	5,976.00	192.72	5,976.00
06420-000 Water	0.00	0.00	0.00	138,170.78	144,300.00	6,129.22	144,300.00
06615-000 Snow Removal	3,870.00	1,000.00	(2,870.00)	11,580.00	11,000.00	(580.00)	11,000.00
06620-000 Reserve Funding	26,000.00	0.00	(26,000.00)	26,000.00	0.00	(26,000.00)	0.00
06626-000 Postage	261.05	150.00	(111.05)	20,900.77	13,300.00	(7,600.77)	13,300.00
06630-000 Repairs & Maint	910.00	455.00	(455.00)	10,379.69	7,305.00	(3,074.69)	7,305.00
06631-000 Fence Repair & Maint	0.00	0.00	0.00	0.00	500.00	500.00	500.00
06810-000 Commons Mowing	11,600.00	5,750.00	(5,850.00)	181,700.00	161,000.00	(20,700.00)	161,000.00
06820-000 Commons Fertilizing-	0.00	0.00	0.00	20,030.00	20,400.00	370.00	20,400.00
06830-000 Commons Turf Spray	0.00	0.00	0.00	22,168.93	15,499.97	(6,668.96)	15,499.97
06843-000 Tree Program	2,860.00	0.00	(2,860.00)	27,730.15	17,870.15	(9,860.00)	17,870.15
06850-000 Flowers	0.00	0.00	0.00	2,652.99	3,578.00	925.01	3,578.00
06860-000 Sprinkler Turn On/Off	4,360.50	0.00	(4,360.50)	8,518.50	8,518.00	(0.50)	8,518.00
06880-000 Landscape Labor	589.82	0.00	(589.82)	15,279.49	24,500.00	9,220.51	24,500.00
06890-000 Misc. Landscape	0.00	1,760.00	1,760.00	3,654.84	4,824.04	1,169.20	4,824.04
06891-000 Swale Maintenance	0.00	500.00	500.00	0.00	1,000.00	1,000.00	1,000.00
06900-000 Web Fees	0.00	0.00	0.00	176.49	180.00	3.51	180.00
07505-000 Management Fee	8,815.00	8,730.00	(85.00)	103,195.75	102,855.00	(340.75)	102,855.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
07508-000 Property Taxes	1,198.61	2,000.00	801.39	1,198.61	2,000.00	801.39	2,000.00
07515-000 Income Tax	0.00	0.00	0.00	244.00	188.18	(55.82)	188.18
Total	60,743.45	21,003.00	(39,740.45)	627,353.97	568,498.34	(58,855.63)	568,498.34
Net Income	(39,130.93)	3,205.87	(42,336.80)	(53,729.54)	2,428.62	(56,158.16)	2,428.62

CDA Place Master Association

Run Date: 01/13/2023

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INCOME STATEMENT

Parkside

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-100 Dues - Parkside	1,320.86	1,000.00	320.86	61,404.32	59,400.00	2,004.32	59,400.00
Total	1,320.86	1,000.00	320.86	61,404.32	59,400.00	2,004.32	59,400.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06415-100 Electricity & Gas - PK	150.00	155.00	5.00	1,883.73	1,860.00	(23.73)	1,860.00
06420-100 Water - PK	0.00	0.00	0.00	922.39	1,440.00	517.61	1,440.00
06590-100 Gate Operations - PK	56.42	55.00	(1.42)	817.27	1,600.00	782.73	1,600.00
06615-100 Snow Removal - PK	1,830.00	500.00	(1,330.00)	7,347.50	4,500.00	(2,847.50)	4,500.00
06630-100 Repairs & Maint - PK	0.00	0.00	0.00	0.00	250.00	250.00	250.00
06631-100 Fence Repair & Maint - PK	0.00	0.00	0.00	0.00	500.00	500.00	500.00
06810-100 Commons Mowing - PK	0.00	1,970.80	1,970.80	33,912.00	25,449.10	(8,462.90)	25,449.10
06820-100 Commons Fertilizing - PK	0.00	0.00	0.00	3,051.00	3,231.00	180.00	3,231.00
06830-100 Commons Turf Spray - PK	0.00	0.00	0.00	3,013.00	4,500.00	1,487.00	4,500.00
06843-100 Tree Program - PK	0.00	0.00	0.00	375.00	2,000.00	1,625.00	2,000.00
06850-100 Flowers - PK	0.00	0.00	0.00	636.91	700.00	63.09	700.00
06860-100 Sprinkler Turn On/Off - PK	157.50	0.00	(157.50)	315.00	315.00	0.00	315.00
06880-100 Landscape Labor - PK	0.00	0.00	0.00	1,851.38	1,525.00	(326.38)	1,525.00
06890-100 Misc. Landscape - PK	0.00	160.00	160.00	250.00	540.00	290.00	540.00
07505-100 Management Fee - PK	330.00	330.00	0.00	3,960.00	3,960.00	0.00	3,960.00
Total	2,523.92	3,170.80	646.88	58,335.18	52,370.10	(5,965.08)	52,370.10
Net Income	(1,203.06)	(2,170.80)	967.74	3,069.14	7,029.90	(3,960.76)	7,029.90

CDA Place Master Association

INCOME STATEMENT

Sorbonne Townhomes

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-200 Dues - Sorbonne	3,414.00	5,040.00	(1,626.00)	60,263.39	59,920.00	343.39	59,920.00
05100-200 Misc. Income - SB	0.00	0.00	0.00	140.00	180.00	(40.00)	180.00
Total	3,414.00	5,040.00	(1,626.00)	60,403.39	60,100.00	303.39	60,100.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06415-200 Electricity & Gas - SB	131.82	135.00	3.18	1,582.50	1,620.00	37.50	1,620.00
06420-200 Water - SB	0.00	0.00	0.00	3,814.10	3,900.00	85.90	3,900.00
06615-200 Snow Removal - SB	3,170.00	0.00	(3,170.00)	10,470.00	6,000.00	(4,470.00)	6,000.00
06630-200 Repairs & Maint - SB	110.00	52.50	(57.50)	780.00	630.00	(150.00)	630.00
06810-200 Commons Mowing - SB	1,500.00	735.00	(765.00)	23,715.00	19,845.00	(3,870.00)	19,845.00
06820-200 Commons Fertilizing - SB	0.00	0.00	0.00	2,190.00	2,142.00	(48.00)	2,142.00
06830-200 Commons Turf Spray - SB	0.00	0.00	0.00	1,788.80	2,650.00	861.20	2,650.00
06843-200 Tree Program - SB	0.00	0.00	0.00	5,505.50	2,000.00	(3,505.50)	2,000.00
06860-200 Sprinkler Turn On/Off - SB	1,305.00	0.00	(1,305.00)	1,845.00	1,566.00	(279.00)	1,566.00
06880-200 Landscape Labor - SB	0.00	0.00	0.00	1,616.23	2,100.00	483.77	2,100.00
06890-200 Misc. Landscape - SB	0.00	5,060.25	5,060.25	7,819.24	9,987.70	2,168.46	9,987.70
07505-200 Management Fee - SB	672.00	672.00	0.00	8,064.00	8,064.00	0.00	8,064.00
Total	6,888.82	6,654.75	(234.07)	69,190.37	60,504.70	(8,685.67)	60,504.70
Net Income	(3,474.82)	(1,614.75)	(1,860.07)	(8,786.98)	(404.70)	(8,382.28)	(404.70)

CDA Place Master Association

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INCOME STATEMENT

Villages

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-300 Dues - Village	1,047.22	675.00	372.22	14,455.84	13,608.00	847.84	13,608.00
Total	1,047.22	675.00	372.22	14,455.84	13,608.00	847.84	13,608.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06415-300 Electricity & Gas - VL	150.97	160.00	9.03	1,949.06	1,920.00	(29.06)	1,920.00
06615-300 Snow Removal - VL	1,635.00	0.00	(1,635.00)	6,385.00	5,000.00	(1,385.00)	5,000.00
Total	1,785.97	160.00	(1,625.97)	8,334.06	6,920.00	(1,414.06)	6,920.00
Net Income	(738.75)	515.00	(1,253.75)	6,121.78	6,688.00	(566.22)	6,688.00

CDA Place Master Association

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INCOME STATEMENT

Parc Rose

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-400 Dues - Parc Rose	3,366.20	6,600.00	(3,233.80)	79,594.04	79,200.00	394.04	79,200.00
05100-400 Misc. Income - PR	0.00	0.00	0.00	140.00	180.00	(40.00)	180.00
Total	3,366.20	6,600.00	(3,233.80)	79,734.04	79,380.00	354.04	79,380.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06415-400 Electricity & Gas - PR	294.68	295.00	0.32	3,533.03	3,540.00	6.97	3,540.00
06420-400 Water - PR	0.00	0.00	0.00	5,472.20	6,800.00	1,327.80	6,800.00
06590-400 Gate Operations - PR	168.25	135.00	(33.25)	2,058.38	3,000.00	941.62	3,000.00
06615-400 Snow Removal - PR	1,991.73	500.00	(1,491.73)	7,506.73	5,500.00	(2,006.73)	5,500.00
06630-400 Repairs & Maint - PR	0.00	0.00	0.00	686.48	200.00	(486.48)	200.00
06631-400 Fence Repair & Maint - PR	90.00	0.00	(90.00)	520.00	0.00	(520.00)	0.00
06810-400 Commons Mowing - PR	0.00	1,942.40	1,942.40	30,796.00	29,336.00	(1,460.00)	29,336.00
06820-400 Commons Fertilizing - PR	0.00	0.00	0.00	2,931.00	3,228.00	297.00	3,228.00
06830-400 Commons Turf Spray - PR	0.00	0.00	0.00	4,263.93	3,540.00	(723.93)	3,540.00
06843-400 Tree Program - PR	0.00	0.00	0.00	4,659.67	3,350.00	(1,309.67)	3,350.00
06860-400 Sprinkler Turn On/Off - PR	940.50	0.00	(940.50)	2,137.50	2,137.50	0.00	2,137.50
06880-400 Landscape Labor - PR	111.36	0.00	(111.36)	2,292.61	4,000.00	1,707.39	4,000.00
06890-400 Misc. Landscape - PR	0.00	0.00	0.00	1,240.00	2,800.00	1,560.00	2,800.00
07505-400 Management Fee - PR	528.00	528.00	0.00	6,336.00	6,336.00	0.00	6,336.00
Total	4,124.52	3,400.40	(724.12)	74,433.53	73,767.50	(666.03)	73,767.50
Net Income	(758.32)	3,199.60	(3,957.92)	5,300.51	5,612.50	(311.99)	5,612.50

CDA Place Master Association

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INCOME STATEMENT

Soleil

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-500 Dues - Soleil Parc	7,033.33	5,600.00	1,433.33	68,916.69	67,200.00	1,716.69	67,200.00
05100-500 Misc. Income - SOL	0.00	0.00	0.00	380.00	340.00	40.00	340.00
Total	7,033.33	5,600.00	1,433.33	69,296.69	67,540.00	1,756.69	67,540.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06415-500 Electricity & Gas - SL	94.46	94.00	(0.46)	1,131.85	1,128.00	(3.85)	1,128.00
06420-500 Water - SL	0.00	0.00	0.00	10,414.40	11,850.00	1,435.60	11,850.00
06590-500 Gate Operations - SL	132.59	125.00	(7.59)	2,357.26	3,036.00	678.74	3,036.00
06615-500 Snow Removal - SL	2,570.00	1,000.00	(1,570.00)	8,985.00	6,100.00	(2,885.00)	6,100.00
06810-500 Commons Mowing - SL	0.00	1,067.00	1,067.00	26,416.00	25,949.00	(467.00)	25,949.00
06820-500 Commons Fertilizing - SL	0.00	0.00	0.00	2,571.00	2,832.00	261.00	2,832.00
06830-500 Commons Turf Spray - SL	0.00	0.00	0.00	2,316.05	2,371.70	55.65	2,371.70
06843-500 Tree Program - SL	0.00	0.00	0.00	1,227.60	1,700.00	472.40	1,700.00
06860-500 Sprinkler Turn On/Off - SL	0.00	0.00	0.00	1,272.35	1,272.35	0.00	1,272.35
06880-500 Landscape Labor - SL	0.00	0.00	0.00	6,980.90	4,000.00	(2,980.90)	4,000.00
06890-500 Misc. Landscape - SL	0.00	0.00	0.00	150.00	2,000.00	1,850.00	2,000.00
07505-500 Management Fee - SL	448.00	448.00	0.00	5,376.00	5,376.00	0.00	5,376.00
Total	3,245.05	2,734.00	(511.05)	69,198.41	67,615.05	(1,583.36)	67,615.05
Net Income	3,788.28	2,866.00	922.28	98.28	(75.05)	173.33	(75.05)

CDA Place Master Association

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INCOME STATEMENT

Vigne Blanche

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05010-600 Dues - Vigne Blanche	1,397.30	2,900.00	(1,502.70)	14,460.25	29,200.00	(14,739.75)	29,200.00
05012-600 Builder Dues - VIG	0.00	300.00	(300.00)	5,100.00	9,900.00	(4,800.00)	9,900.00
05100-600 Misc. Income	0.00	0.00	0.00	20.00	0.00	20.00	0.00
Total	1,397.30	3,200.00	(1,802.70)	19,580.25	39,100.00	(19,519.75)	39,100.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06415-600 Electricity & Gas - VIG	40.04	45.00	4.96	434.32	540.00	105.68	540.00
06420-600 Water - VIG	0.00	0.00	0.00	2,508.46	2,145.00	(363.46)	2,145.00
06590-600 Gate Operations - VIG	83.90	50.00	(33.90)	379.24	395.00	15.76	395.00
06615-600 Snow Removal - VIG	1,725.00	1,000.00	(725.00)	2,715.00	1,990.00	(725.00)	1,990.00
06630-600 Repairs & Maint - VIG	0.00	0.00	0.00	67.26	0.00	(67.26)	0.00
06810-600 Commons Mowing - VIG	800.00	750.00	(50.00)	10,716.00	10,150.00	(566.00)	10,150.00
06820-600 Commons Fertilizing - VIG	0.00	0.00	0.00	1,447.00	2,000.00	553.00	2,000.00
06830-600 Commons Turf Spray - VIG	0.00	0.00	0.00	1,099.88	750.00	(349.88)	750.00
06860-600 Sprinkler Turn On/Off - VIG	412.64	0.00	(412.64)	538.64	650.00	111.36	650.00
06880-600 Landscape Labor - VIG	0.00	0.00	0.00	2,067.14	3,000.00	932.86	3,000.00
06890-600 Misc. Landscape - VIG	0.00	500.00	500.00	980.90	1,507.00	526.10	1,507.00
07505-600 Management Fee - VIG	144.00	128.00	(16.00)	1,048.00	1,016.00	(32.00)	1,016.00
Total	3,205.58	2,473.00	(732.58)	24,001.84	24,143.00	141.16	24,143.00
Net Income	(1,808.28)	727.00	(2,535.28)	(4,421.59)	14,957.00	(19,378.59)	14,957.00

CDA Place Master Association

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INCOME STATEMENT

Capital Reserves

Start: 12/01/2022 | End: 12/31/2022

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
05000-900 Capital Reserve Income	26,000.00	0.00	26,000.00	26,000.00	0.00	26,000.00	0.00
05045-900 Initiation Fees - Capital Reserves	0.00	0.00	0.00	2,850.00	2,950.00	(100.00)	2,950.00
05050-900 Interest Income - Capital Reserves	98.10	200.00	(101.90)	984.30	800.00	184.30	800.00
Total	26,098.10	200.00	25,898.10	29,834.30	3,750.00	26,084.30	3,750.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
06621-900 Capital Expenses	2,648.76	0.00	(2,648.76)	18,658.72	20,400.00	1,741.28	20,400.00
Total	2,648.76	0.00	(2,648.76)	18,658.72	20,400.00	1,741.28	20,400.00
Net Income	23,449.34	200.00	23,249.34	11,175.58	(16,650.00)	27,825.58	(16,650.00)